Davidson County DEEDWARR
Recvd: 05/27/04 08:14 2pgs
Fees:13.00 Taxes:279.35

20040527-0062250

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$75,500.00 Donna C Fiore
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF May, 2004.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Value Built Homes, Inc. 1137 Safety Harbor Cove Old Hickory, TN 37138	New Owner	Map 043.03 Parcel 4.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Aaron T. Walker and wife, Robin M. Walker

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Value Built Homes, Inc.

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

TRACT NO. ONE: LAND LYING WITHIN DAVIDSON COUNTY, TENNESSEE, AND BEING LOT NO. 1 AS SHOWN ON THE PLAN OF RIVERGATE INDUSTRIAL PARK AS OF RECORD IN BOOK 6250, PAGE 806, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT, THE SOUTHWEST CORNER OF LOT NO. 1 IN THE EAST RIGHT-OF-WAY LINE OF MYATT DRIVE, SAID MONUMENT BEING A CORNER COMMON WITH ODOM SAUSAGE COMPANY, SAID MONUMENT BEING LOCATED SOUTH 20 DEG. 22' 00" EAST, 386.00 FEET FROM THE SOUTH RIGHT-OF-WAY RETURN OF MYATT INDUSTRIAL DRIVE; THENCE WITH THE EAST RIGHT-OF-WAY LINE OF MYATT DRIVE, NORTH 20 DEG. 22' 00" WEST, 104.00 FEET TO A POINT, A CORNER COMMON WITH LOT 2, RIVERGATE INDUSTRIAL PARK; THENCE WITH LOT 2, NORTH 69 DEG. 38" 00" EAST, 200.00 FEET TO A POINT, A CORNER COMMON WITH LOT NO. 2 IN THE WEST LINE OF LOT NO. 5, RIVERGATE INDUSTRIAL PARK; THENCE WITH LOT NO. 5, SOUTH 20 DEG. 22' 00" EAST 104.00 FEET TO A POINT; A CORNER WITH LOT NO. 5 IN THE NORTH LINE OF ODOM SAUSAGE COMPANY; THENCE WITH ODOM SAUSAGE COMPANY, SOUTH 69 DEG. 38' 00" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO AARON T. WALKER AND WIFE, ROBIN M. WALKER BY DEED FROM R. CLAYTON MCWHORTER, DATED JULY 28, 1999, AND OF RECORD IN BOOK 11593, PAGE 759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 806, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6822. Page 938, and in Book 7586, Page 485, Register's Office for Davidson County, Tennessee.
4) Property is subject to a 30 foot utility easement for sewer, gas, water and electricity reserved in Book 6663, Page 752, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 501 Myatt Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this 24th day of May, 2004.

Aaron T. Walker

Robin M. Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Aaron T. Walker and wife, Robin M. Walker, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076